

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)



Order Filed on March 14, 2025
by Clerk
U.S. Bankruptcy Court
District of New Jersey

KAREN E. BEZNER, ESQ.567 Park Avenue, Suite 103
Scotch Plains, New Jersey 07076
(908) 322-8484

Attorney for Karen E. Bezner, Trustee

Karen E. Bezner
KB 5770

In Re:

COASTAL CONSTRUCTION GROUP, LLC,

Case No.: 24-15203

Judge: Hon. Michael B. Kaplan, C.U.S.B.J.

ORDER AUTHORIZING SALE OF REAL PROPERTY AND FOR OTHER RELIEF

The relief set forth on the following pages, numbered two (2) through 2 is hereby **ORDERED**.

DATED: March 14, 2025A handwritten signature in black ink, appearing to read "Michael B. Kaplan".

Michael B. Kaplan
Honorable Michael B. Kaplan
United States Bankruptcy Judge

Debtor: Coastal Construction Group, LLC

Case No.: 24-15203 (MBK)

Caption of Order: Order Authorizing Sale of Real Property And For Other Relief

ORDERED that:

1) Karen E. Bezner, Chapter 7 trustee is hereby authorized to sell the real property at 429 Boxwood Drive and 427 Boxwood Drive, Forked River, New Jersey to Wrazen Homes, LLC for the respective purchase prices of \$161,000.00 and \$175,000.00, said sale to be conducted free and clear of all liens and other encumbrances, such liens and other encumbrances as are proven valid to attach to the proceeds of sale pursuant to 11 U.S.C. Section 363(b) and (f).

2) The sale is proposed in good faith and for fair value and meets the requirements of 11 U.S.C. Section 363(b) and (f), and satisfies the requirements of In Re Abbott's Dairies of Pennsylvania, Inc., 788 F.2d 143, 147 (3d Cir. 1986).

In re:
Coastal Construction Group, LLC
Debtor

Case No. 24-15203-MBK
Chapter 7

District/off: 0312-3
Date Rcvd: Mar 14, 2025

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol **Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 16, 2025:

Recip ID	Recipient Name and Address
db	+ Coastal Construction Group, LLC, 235 Hickory Lane, Unit B, Bayville, NJ 08721-2254

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 16, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 14, 2025 at the address(es) listed below:

Name	Email Address
Dana S. Plon	on behalf of Creditor Stan Rajauski dplon@sirlinlaw.com
Daniel E. Straffi	on behalf of Debtor Coastal Construction Group LLC bkclient@straffilaw.com, g25938@notify.cincompass.com;jrdanielsb124806@notify.bestcase.com
Edward Jacob Gruber	on behalf of Creditor Stan Rajauski help@cibiklaw.com noreply01@cibiklaw.com;noreply02@cibiklaw.com;noreply03@cibiklaw.com;noreply04@cibiklaw.com;noreply05@cibiklaw.com;cibiklawpc@jubileeblk.net;cibiklaw@recap.email;ecf@casedriver.com
George E Veitengruber, III	on behalf of Creditor 245 Hickory Lane LLC bankruptcy@veitengruberlaw.com, knapolitano15@gmail.com
Joseph H. Lemkin	on behalf of Creditor Hanmi Bank jlemkin@stark-stark.com

District/off: 0312-3

User: admin

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Date Rcvd: Mar 14, 2025

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Total Noticed: 1

Karen E. Bezner

Kbez@bellatlantic.net NJ61@ecfcbis.com;KarenEBeznerEsq@aol.com

Karen E. Bezner

on behalf of Trustee Karen E. Bezner Kbez@bellatlantic.net NJ61@ecfcbis.com;KarenEBeznerEsq@aol.com

Lauren Bielskie

on behalf of U.S. Trustee lauren.bielskie@usdoj.gov

Margaret McGee

on behalf of U.S. Trustee maggie.mcgee@usdoj.gov

Michael A. Alfieri

on behalf of Creditor AVB Investment LLC vduman@mafierilaw.com

Regina Cohen

on behalf of Creditor Ally Capital rcohen@lavin-law.com mmalone@lavin-law.com

Scott H. Bernstein

on behalf of Creditor American Builders & Contractors Supply Co. Inc. d/b/a ABC Supply Co., Inc. scott@scottbernsteinlaw.com

U.S. Trustee

USTPRegion03.NE.EDF@usdoj.gov

United States Trustee

USTPRegion03.NE.EDF@usdoj.gov

TOTAL: 14